



Case Study #4 – Distribution Center Chicago, IL

Project Details: 2 layer Tear-Off & TPO installation

Type Roof: 103,435 sq. ft. Derbigum Mod. Asphalt over Gravel Surfaced BUR

Insulation: Top Roof - ¾ inch Fiberglass Bd / Lower Roof - 2” Perlite Insulation Board

Wet Areas: 45,829 sq. ft. Insulation

Faults: Aged roof membrane caused by weathering.

Replacement Cost: \$ 1,241,220.00 = \$ 12.00 / sq. ft. - for a TPO Roof

Silicone Roof Coating Cost: \$ 362,250.00 = \$3.50 sq. ft. w/ “Roof Sentry System”

Realized Savings: \$878,970.00 = \$ 8.50 sq. ft. 70% Savings.

This was an 18 year old modified asphalt roof system that had reached the end of its service life. There was considerable moisture in the fiberglass insulation system. By our calculations we had removed over 400 gallons of water in the first month alone. The wet regions of the roof insulation totaled 45,829 sq. ft. or approximately 44% of the entire roof area. This project was one of our first project installations of the Roof Sentry System. We partner with the roofing manufacturer and the roofing contractor to provide the building owner a leak free roof for the life of the warranty. We have returned to this project site on several occasions to check the system and the status of the roof. Each time we returned to the site we took a series of moisture surveys to evaluate the progress in removing moisture from the roof. We are committed to making sure the roof is drier than the day we began the project.